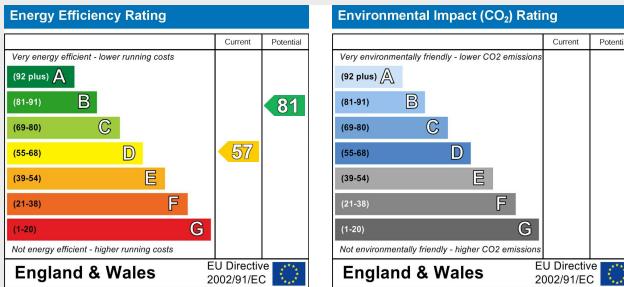


Paul Mason Associates



Princes Avenue, Southminster, Essex, CM0 7HB  
Guide price £270,000

- No Onward Chain
- In Need Of Modernization
- Three Bedrooms
- Family Bathroom
- Two Reception Rooms
- Village Location
- Garage & Workshop
- Large Rear Garden
- Frontage & Driveway
- EPC - TBC



No Onward Chain....This three bedroom semi detached house is in need of complete modernisation throughout. The property is located in a pleasant and private no through road. This property boasts a driveway providing off-road parking for numerous vehicles and a single garage.

The accommodation comprises a hallway, lounge, fitted kitchen, dining room, utility area and a storage room. To the first floor there is a landing providing access to three bedrooms and a fitted three piece bathroom suite. To the rear, there is a large garden which is mainly laid to lawn. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

The Village of Southminster, a semi-rural location with the benefits of a train station with links to London Liverpool Street, the property is situated in a conveniently with easy access to shops, scenic walks, the local school and other amenities.



## GROUND FLOOR

### Hallway

3.7 x 2 (12'1" x 6'6")

### Lounge

3.8 x 3.5 (12'5" x 11'5")

### Kitchen

3.5 x 3 (11'5" x 9'10")

### Dining Room

3.6 x 2.7 (11'9" x 8'10")

### Utility Room

2.5 x 2.2 (8'2" x 7'2")

### Storage Room

2.4 x 2 (7'10" x 6'6")

## FIRST FLOOR

### Landing

2.4 x 3.4 (7'10" x 11'1")

### Master Bedroom

3.8 x 3.4 (12'5" x 11'1")

### Bedroom Two

3.8 x 3.4 (12'5" x 11'1")

### Bedroom Three

3 x 2.3 (9'10" x 7'6")

### Family Bathroom

2.2 x 2.1 (7'2" x 6'10")

## EXTERIOR

### Rear Garden

### Frontage

## Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority -Maldon

contract and must not be relied upon as statement or representation of fact.

## Agents Notes

Please note: The photographs currently displayed have been edited for marketing purposes, with the removal of the majority of the sellers personal items, to give potential interested parties a better idea of the space on offer.

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a



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